



The Cottage, Farley Heath, Albury, GU5 9ER





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Idyllic Surrey Hills location

Immaculately presented family home

Main bedroom with ensuite shower room

3 further bedrooms with family bathroom

Over half acre plot

Gravel driveway with ample parking for several cars

Council tax band: F Tenure: Freehold EPC rating: E

Discover country living at its finest with this captivating four-bedroom semi-detached property nestled in an idyllic setting.

Approached via a country track, a picturesque gravel driveway which can accommodate ample parking space for several cars, offers a glimpse of the rural setting that makes this property so special. Since purchasing The Cottage, the current owners have enriched the property by extending and undertaking internal renovations. These enhancements have optimised the layout, fostering a wonderful flow throughout.

Step inside, through the inviting porch, into a hallway leading to a wonderful double aspect, oak floored living room with a lovely focal open fireplace. A door leads from here into the spacious kitchen/dining room, featuring tiled flooring and underfloor heating. This room is also double aspect and overlooks the glorious gardens. The kitchen boasts ample base units, expansive work surfaces, a gas/electric hob and fitted oven/microwave.

Stairs lead from the dining area to the upstairs. The double aspect master bedroom enjoys views over the gardens and benefits from an ensuite shower room. Bedroom 2 looks over the gardens to the front of the house and has a lovely fireplace, bedroom 4 overlooks the front & side gardens, and bedroom 3, which overlooks the rear gardens, also features a charming fireplace. A family bathroom completes the upstairs accommodation, again with wonderful garden views.

Doors open from the kitchen onto a raised patio with further terrace below, with views over the gardens, these areas are both ideal for al fresco dining. The outdoor space is complemented by an attractive outbuilding which could be converted into ancillary accommodation, subject to the necessary planning permissions.





The area

This property is a unique opportunity to purchase your dream countryside retreat in Farley Heath, one of the most sought-after Surrey Hills locations.

Set within an area of outstanding natural beauty, Farley Heath benefits from miles of open countryside, perfect for walking, cycling and horse riding – all accessible from your doorstep.

The lovely villages of Shere, Gomshall and Shamley Green are within 3 miles of Farley Heath. For more comprehensive shopping Guildford or Cranleigh are within easy reach.

Farley Heath is ideally positioned with the A25 connecting to the A3 providing a fast link into London. The international airports of Gatwick and Heathrow are accessible and there is a private airfield at Farnborough about 25 miles away.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

